

DELEGATED DECISION REPORT

SMD/2025/0284
Valid 16/06/2025

3 JOHNSTONE AVENUE
WERRINGTON

**INSTALLATION OF
REPLACEMENT ALUMINIUM
SHOPFRONT AND
CONCEALED ROLLER
SHUTTER ALONGSIDE
ACCESSIBLE RAMP**

(FULL - MINOR)

MAIN ISSUES

- Impact on Character and Appearance
- Impact on Public/Highway Safety
- Impact on Residential Amenity

DESCRIPTION OF SITE

The end property in a mews row of commercial units within the larger village of Werrington. The commercial units have shop display windows and frontages at ground floor with residential flats above at first floor. No 3 -5 Johnstone Avenue provides a News Agents that has a timber door and UPvc window frames above a timber board riser and tiled plinth.

Within the row there is a mix of convenience stores, beauty parlours, and hair salons. The units have shop display windows within varied and differing arrangement of shop front design. Security shutters are not a feature within this commercial row. The grocery store, two doors along, has a partial shutter that is limited to the front door and does not cover the shop window.

PROPOSAL

The application proposes the installation of a new powder coated aluminium shop front that would increase the extent of glazing within three full height panels. Installed above, integrated within the housing of the shop front, there would be a roller shutter with visual perforation that would, when rolled down, cover the whole of the new shop front.

At the front of the premises it is proposed to provide an access ramp with handrails that would extend into the footway. The ramp would navigate an existing step up in levels from the footway.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS2 Settlement Hierarchy

SS8 Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/00181/FUL Single storey rear extension to provide storage area. APPROVED.
11/00871/FUL Two storey side and first floor rear extension incorporating extension to shop at ground floor, additional bedrooms at first floor, and ramp to front entrance. REFUSED.
12/00044/FUL Two Storey Rear and Single Storey Side Extensions. APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 8/08/2025
Neighbour consultation period ends: 8/08/2025
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Werrington PC: No response within consultation period

Environmental Health

Concern relative to the noise from roller shutter operation.
Noise caused by the roller shutter during unsocial times is likely to cause noise in the upstairs flat over the retail unit 3-5 and the unit over 7 Johnstone Avenue. This noise will be caused through the external operation of the roller shutter and structure borne noise transfer through the fabric of the building. It will be difficult to prevent or mitigate this noise. If the intention is to use the roller shutter between the hours 23:00 and 07:00 then significant disturbance would be caused all be it short lived. It is noted the opening hours listed on the internet indicate the shop opens at 06:00 so the roller shutter would be used during unsocial hour which would cause sleep disturbance.

Staffordshire County Council Highways

This application should be refused as it proposes structures within the adopted highway and contravenes S130 of the Highways Act. This refusal is based on the proposed access ramp which is not a permitted structure within the adopted highway. the application also includes the construction of a ramped access to the newsagents, No.3 –

No.5 Johnstone Avenue which requires land that forms part of the adopted highway. Staffordshire County Council records show the extent of the adopted highway terminates at the rear of the footway where it abuts the building.

The proposed ramp would obstruct part of the adopted footway restricting the width available for use and therefore it is not permitted within the highway. The Highway Authority could not support this application.

OFFICER COMMENTS

Principle of Development

The commercial premises is located centrally in the 'larger village' of Werrington where it serves the village residents and community. In the larger villages Local Plan area strategy SS8 applies. Policy SS8 generally provides support for development that enhances the settlement as a service centre. This could include improvements to the access to and appearance of shop fronts and commercial premises.

Design and Impact on Character and Appearance

The roller security shutter would, when retracted, be installed in a manner that would tuck it into the fabric of the building above the shop front. In these regards it would not appear as a bulky or intrusive attachment above what would ultimately be a smart presentation and framing of shop front display windows.

However, when pulled down and locked in place the security shutter would be a large expanse of featureless sheeting that would cover the whole of the shop front and its windows. When it would be in place during the evening (after 18:00hrs) and throughout the night, when the shop is closed, the shutter would be at odds with the prevailing character and appearance of the commercial row. The shutter would be a heavy functional feature that would conceal and hide architectural detailing and create an oppressive or utilitarian environment where the fear of crime takes priority and precedent over inviting, visually interesting and vibrant spaces. In these regards it would be an unwelcome introduction and set an undesirable precedent. There would be conflict with policy DC1 of the SMDC Local Plan in these regards.

Impact on Amenity

There are residential flats above the premises. The roller shutter doors would be noisy when they are rolled up or down in the upstairs flat over the retail unit 3-5 and the unit over 7 Johnstone Avenue. This noise will be caused through the external operation of the roller shutter and structure borne noise transfer through the fabric of the building.

The premises opens at 6am in the morning, opening the shutter in advance of opening hours would cause disturbance during normal hours of sleep. Environmental Health officers advise that this disturbance would be difficult to mitigate. The property is a News Agents and as such later opening hours and operation of the shutter does not appear to be a pragmatic solution.

There would be conflict with policy DC1 of the SMDC Local Plan in these regards.

Highway Safety

The SCC highway authority state that the proposed ramp would encroach onto land that forms part of the adopted highway. They confirm that records show that the highway boundary abuts the edge of the building. The ramp would cause an obstruction within the footway and restrict the width available for use.

The ramp would take almost half the width of the footway, this narrows available passageway and forces pedestrians toward the kerb and the carriageway edge. In these regards the ramp would reduce pedestrian safety as they negotiate the highway.

There would be conflict with policies DC1 and T1 of the SMDC Local Plan in these regards.

CONCLUSION / PLANNING BALANCE

The proposal would include the provision of an access ramp and railings to the front of the building that would encroach onto the adopted highway and restrict the width of the pedestrian footway. This would narrow the width along which pedestrians can pass and forces them toward the kerb and the carriageway. The result would pose an unacceptable impact on the safety of pedestrians. There would be conflict with policies DC1 and T1 of the SMDC Local Plan in these regards.

Operation of the security shutter, particularly before early opening hours, would generate noise that would disturb the sleep of occupants in the residential flats above. Noise from the shutters would transfer through the fabric of the building. This would have an unacceptable impact on the amenity and living conditions of the residents and there would be conflict with policy DC1 of the SMDC Local Plan in these regards.

The roller security shutter, when locked in place and covering the shop front windows, would during the evening and throughout the night be at odds with the prevailing character and appearance of the commercial row. The shutter would be a heavy functional feature that would conceal and hide architectural detailing and create an oppressive or utilitarian environment where the fear of crime takes priority and precedent over inviting, visually interesting and vibrant spaces. In these regards it would be an unwelcome introduction and set an undesirable precedent. There would be conflict with policy DC1 of the SMDC Local Plan in these regards.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 07/08/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council